



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



High Bank, Top Road, Pontesbury Hill, Shrewsbury, Shropshire, SY5 0YE

£375,000

This very special detached 2 bedroom property has recently been fully refurbished to a high standard and enjoys outstanding far reaching views. The accommodation which is on one level and has the feel of a cottage provides: Impressive Open Plan

Living/Dining/Kitchen With Aga Wood Stove, Main Bedroom With En-suite Shower Room, Bedroom 2 With En-suite Bathroom. Situated In Spacious Attractive Gardens, Large Drive And Garage. Viewing Is Absolutely Essential To Appreciate This Superb Property. No Upward Chain.



High Bank, Top Road, Pontesbury Hill, Shrewsbury, Shropshire, SY5 0YE

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Pitched Roof Entrance Storm Porch

Quarry tile flooring, entrance door with decoratively glazed inset.

Large Open Plan Living/Dining/Kitchen 21' 8" x 16' 7" (6.60m x 5.05m)

This most impressive living space enjoys commanding views over gardens from an elevated position looking out across Shropshire countryside including Pontesford Hill, with outstanding landmarks. Wood effect porcelain tile flooring with under floor heating, cast iron Aga wood stove with grey quarry tile hearth and wooden mantle beam above, contemporary electric panel heater, range of double glazed windows on 3 sides of the room provide superb natural lighting. The Kitchen Area is fitted with solid wood work tops with Belfast sink inset, series of base and eye level units, integrated electric oven with 4 ring hob above, unique designer glass splash-back, washing machine and slim-line dishwasher. Double glazed patio doors lead on to rear sun terrace, ideal for the morning sun.

Bedroom 1 10' 11" x 9' 2" (3.32m x 2.79m)

Window enjoying spectacular views across the garden and far reaching countryside, contemporary electric panel heater, tongue and groove panelling to one wall with inset beside lamps, feature sliding door to En-suite.

En-suite Shower Room

Very stylishly equipped with 1100mm shower cubicle with fully tiled walls, sliding doors and wall mounted drench shower unit, circular wash basin set to wooden stand, WC, grey quarry tile flooring, extractor.

Bedroom 2 10' 11" x 9' 2" (3.32m x 2.79m)

Secluded view over the patio, contemporary wall mounted electric panel heater.

En-suite Bathroom

Impressively fitted with contemporary 3 piece suite providing 'P' shape bath with mixer tap and drench shower above, circular wash basin set to wood stand, WC, grey quarry tile flooring, extractor.

Outside

High Bank enjoys and enviable setting that provides some of the finest views that Shropshire has to offer. Approached from Top Road, double gates lead onto a gravel driveway providing ample parking and access to block built Garage. To the front of the drive is an area of ground that would be ideal for a vegetable garden.

Block Built Garage

Double doors and side window.

Garden

The garden has been landscaped and provide a wonderful feature. Steps lead up to a circular paved patio flanked to either side by lawns, well stocked beds and borders containing a wide variety of shrubs, trees and flowers. Split level patios lie beyond which take in the full effect of the dramatic views. There are several external lighting points, power points and hot and cold external tap. An attractive gravel and circular paved patio is approached from the Living Room via patio doors. This area offers great privacy with raised beds and wild strawberries and useful garden store.

Council Tax Band

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



Highbank, Pontesbury

FLOOR PLANS FOR GUIDANCE ONLY



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage